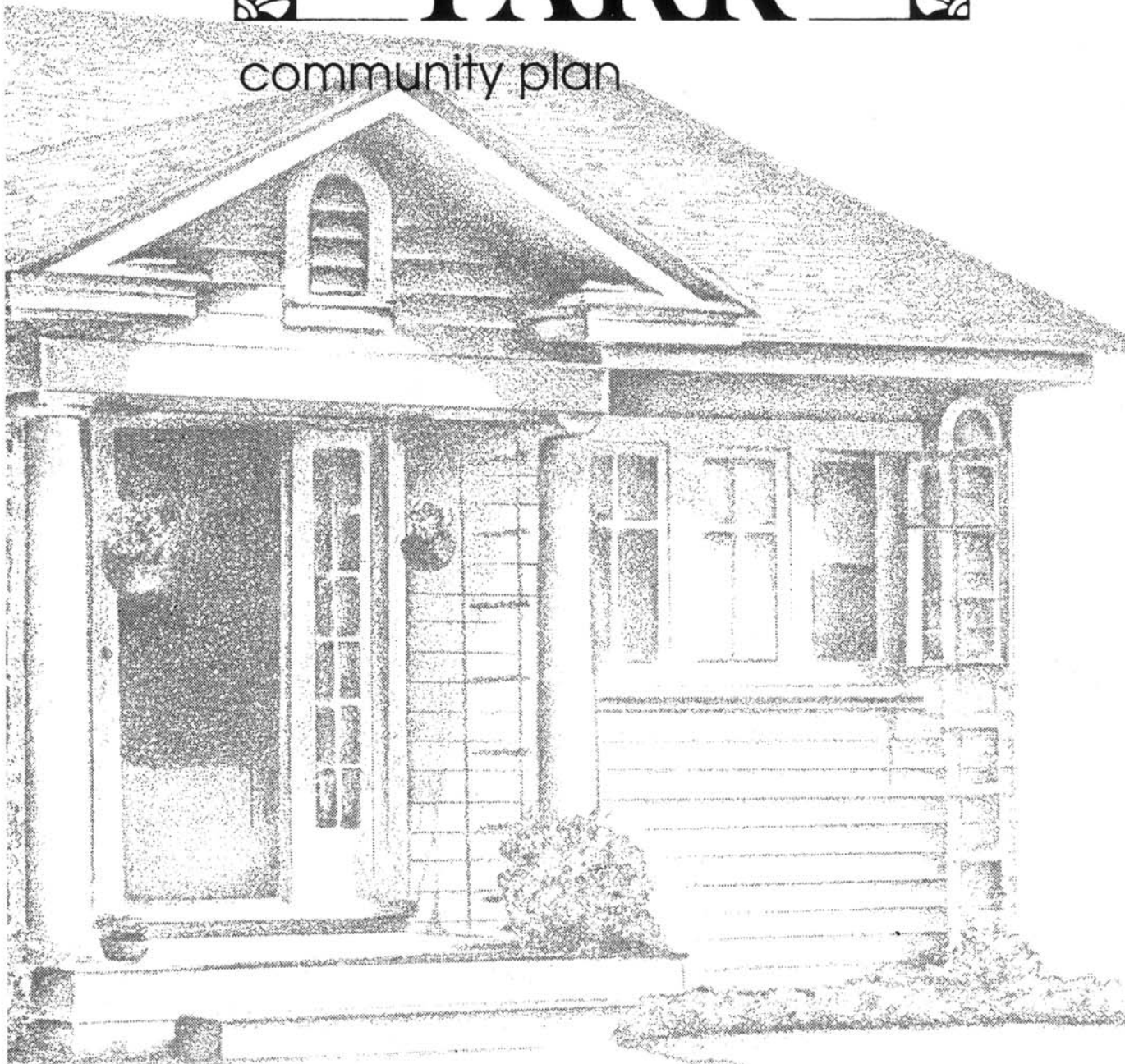


GREATER NORTH PARK

community plan



GREATER NORTH PARK



community · plan

NOVEMBER 1986

City of San Diego
Planning Department, MS 4A
City Administration Building
San Diego, CA 92101

The following information has been incorporated into this September 2003 printing of the Greater North Park Community Plan:

Amendment	Date Adopted by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Adopt the Greater North Park Community Plan	August 28, 1986	No. 6538	November 5, 1986	R-266993 & Document No. RR-266993
			Amended by City Council	
			March 13, 1990	R-275278, R-275279 & Document Nos. RR-275278 & RR-275279
			June 26, 1990	R-276017 & Document No. RR-276017



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THE CITY OF SAN DIEGO

GLORIA D. McCOLL
COUNCILMEMBER
THIRD DISTRICT

Dear Neighbors:

The last North Park Community Plan was drafted in 1970. This Plan was never fully implemented. As a result, much of the zoning in this area dates back to the 1930s.

Since 1970, many things have occurred in North Park and citywide, which have changed the area dramatically and caused its land use plan to be drastically outmoded. The once-thriving commercial areas of North Park have experienced a marked decline since the early 1960s, due in large part, to the development of newer commercial shopping facilities in Mission Valley.

The 1979 Growth Management Plan recommended utilization of the existing infrastructures of streets, sewers, water mains, schools, parks and other public facilities, creating infill development in the existing urbanized areas of the city, like North Park.

Stimulus to revitalizing older communities has been needed. But the rapid growth has exacerbated the lack of public facilities. Neighborhood identity was disappearing. With the exception of a few canyon areas, open space is non-existent.

In December, 1984, the passage of the Community Plan for the neighboring Mid-City area further exacerbated the pressures of development on the North Park community.

With the new zoning in place next door in Mid-City, North Park became even more attractive to developers. Development increased so dramatically, that the community petitioned the City Council. They requested relief from the flood of building that threatened to destroy the character and balance of the neighborhoods in North Park.

Specifically, the community requested protection from a building rate that had more than doubled in one year, jumping from 150 new units in 1933 to 400 units in 1984, to 587 units in the first 10 months of 1985. They also asked for more stringent parking requirements and the preservation of North Park's canyons and hillside open space.

In response, the City Council passed the North Park Interim Ordinance in March, 1986. This action permitted development by ministerial permit, not to exceed one dwelling unit per 1,500 square feet of parcel area in the R-1000, R-600 and the R-400 zones. Development above this density required a Planned Residential Development Permit.

Meanwhile, as Councilwoman for the Third District, I made updating the Greater North Park Community Plan a top priority.

To help accomplish this, I formed the Greater North Park Community Plan Task Force to work out solutions to the complex issues faced by the community. The Task Force was comprised of representatives from diverse backgrounds including developers, Construction Industry

Federation representatives, members of the Board of Realtors, the Apartment Owners Association, and community organizations as well as, representatives of the School Board and the City Planning Department.

The Task Force met early in the morning twice a month for nearly a year, to solve problems in the areas of land use, parks, zoning, schools, transportation, design guidelines, and public facilities financing.

During this same period, a Joint City Council/School Board Task Force was also meeting bi-monthly. It was formed to specifically address the issues of overcrowding of school facilities and how sites might be expanded.

Campuses in North Park are 3 to 4 acres, while in planned urbanized areas they are twice that size.

All this effort culminated in the unanimous adoption of the Greater North Park Community Plan on November 5, 1986. An Emergency Ordinance was approved on November 18, 1986, effective immediately, to protect low density residential areas from overbuilding during implementation of tailored zoning.

The transportation issues in the Plan have revolved around the widening of Texas Street, the addition of left-turn pockets on El Cajon "Boulevard and the creation of a two-way couplet system on University and Lincoln Avenues.

Residential and Commercial design elements have been conceptualized for the North Park community and these are included in the urban design element of the Plan. The recommended solutions to the problem of poorly designed development are aimed at guiding new development so that it is compatible with the unique, existing character of North Park.

The urban design element also addresses the parking problem by encouraging parking in the rear or underground in multi-family developments, using alley access wherever feasible.

The plan encourages high density along the transportation corridors of University Avenue and El Cajon Boulevard while preserving single family neighborhoods and the appearance of single family neighborhoods.

In response to the need for more usable open space and the shortage of community park and recreation areas, a current capital improvement project is the development of the Trolley Barn Park on Adams Avenue. When completed, this park, which is now in the initial design phase, will provide much needed recreational space for the people living in the northern portion of the Greater North Park area.

Overall, the Greater North Park Community Plan is the result of a network of information which has been compiled by incorporating input from every neighborhood community group, business organization and interest group in the North Park area and has been tailored to the comments and viewpoints received.

I would like to take this opportunity to thank you for your interest and support in helping preserve the wonderful Greater North Park.

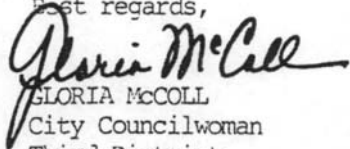
Best regards,

GLORIA MCCOLL
City Councilwoman
Third District

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Introduction

The Greater North Park Community
Scope and Purpose of the Plan
Legislative Framework
Plan Format

THE GREATER NORTH PARK COMMUNITY

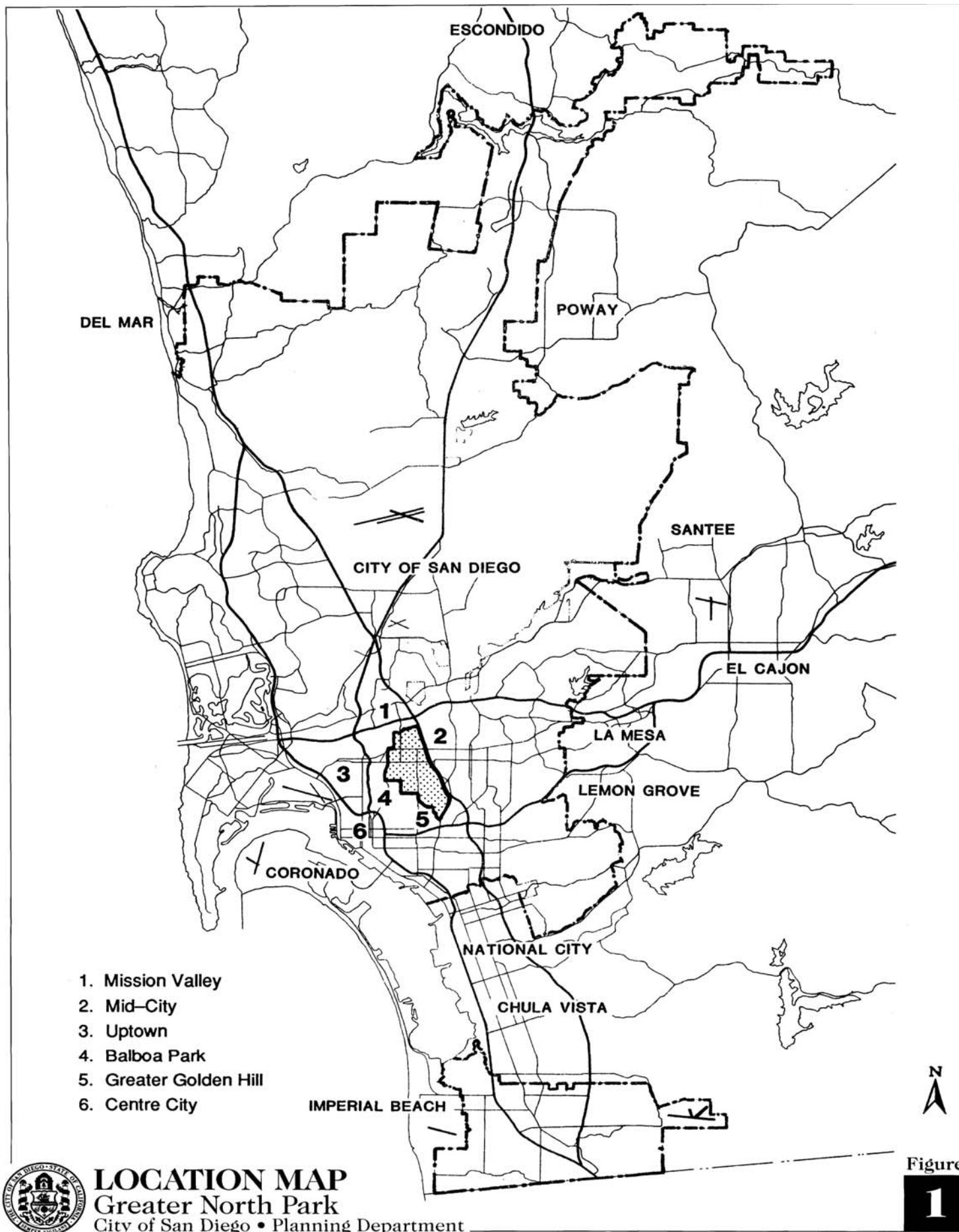
The Greater North Park community is located in the central portion of the City of San Diego. It borders Balboa Park on the north and the east and is located in close proximity to downtown San Diego. It abuts the community planning areas of Uptown on the west, Mission Valley on the north, Mid-City on the east and Greater Golden Hill on the south (see Figure 1). Greater North Park is approximately 1,466 acres in area and has a population of approximately 40,500 residing in about 22,000 dwelling units.

Greater North Park is one of the older urbanized communities in San Diego with original subdivisions being recorded just after the turn of the century. The community is traversed by two major east-west streets, University Avenue and El Cajon Boulevard with Adams Avenue, also an east-west street, serving the northern portion of the community. Park Boulevard, which also serves as a portion of the community's western boundary, 30th Street and Texas Street are north-south streets of significance (see Figure 2). With the exception of Texas Street, these streets are characterized by strip commercial zoning and development dating back to the 1920s and 1930s.

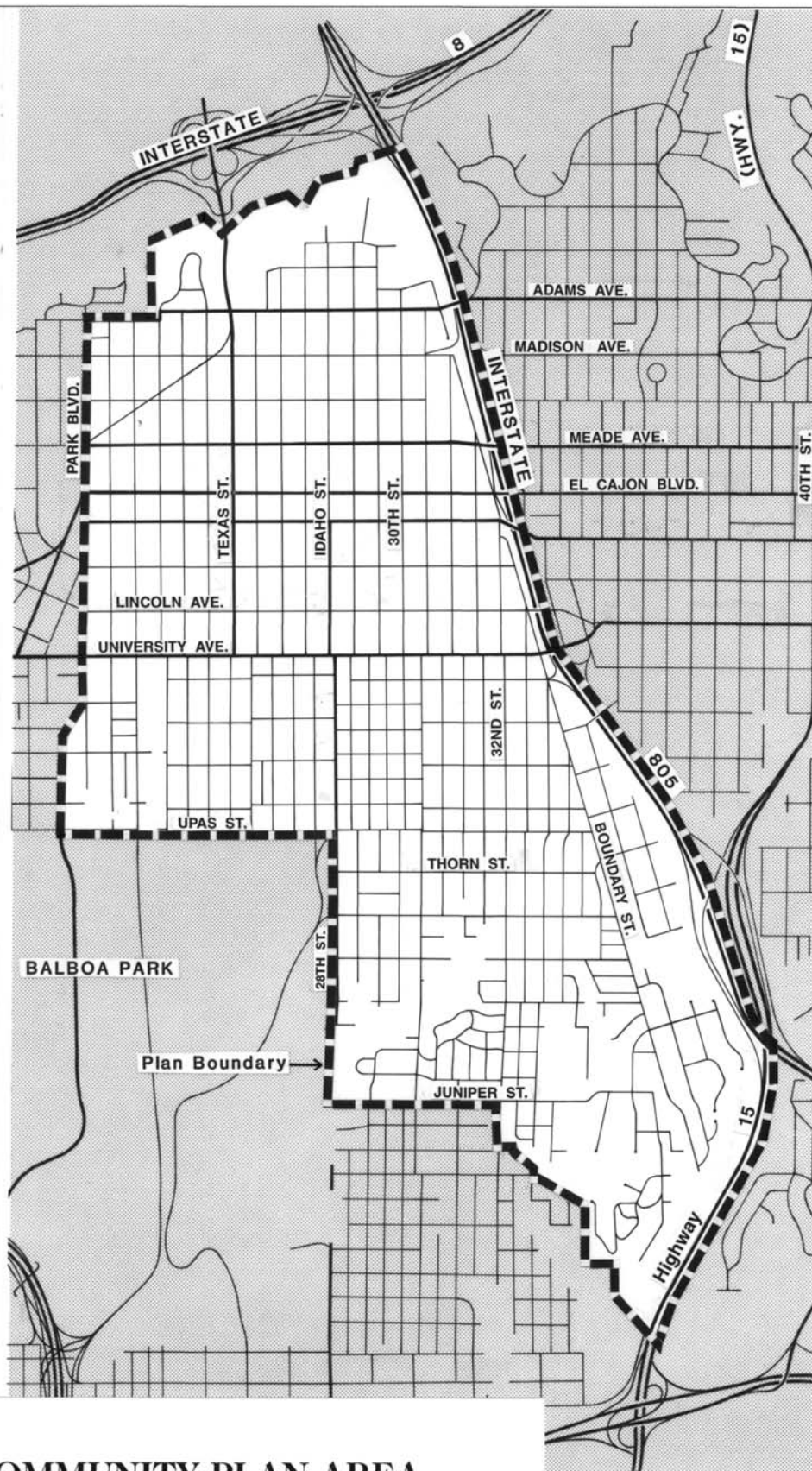
The greater part of the community is relatively flat with the exception of that area abutting the south slopes of Mission Valley and the canyon areas, including the Burlingame neighborhood, in the southeastern portion of the community. As a result, this level topography led to the predominant use of the "gridiron" subdivision patterns in the community.

The Greater North Park Community is identified in the Progress Guide and General Plan as an urbanized community. Most of its developable land is devoted to residential use. Approximately 81 percent of the community (1,182 acres) is residential, with about 689 acres currently in single-family neighborhoods. However, because of zoning patterns which have existed since the 1930s, 65 percent of the residentially zoned land is in multiple-family zoning. This has led to the construction of multi-unit developments in older, single-family neighborhoods with resulting negative impacts, which in some cases have been to the scale and character of these neighborhoods.

Greater North Park is an integral part of the older urbanized areas of San Diego. It has strong physical and historical relationships with the Uptown (Hillcrest) and Golden Hill communities and, even with the construction of Interstate 805, with Mid-City (East San Diego). The community has direct access to Interstates 8 and 805 and less direct access to State Routes 15 and 163. Freeway access is particularly good for the northern portion of the community. The community has convenient access to Mission Valley (via Texas Street) and downtown San Diego (via Park Boulevard).



LOCATION MAP
Greater North Park
City of San Diego • Planning Department



COMMUNITY PLAN AREA
Greater North Park
 City of San Diego • Planning Department

Figure

2

SCOPE AND PURPOSE OF THE PLAN

The Greater North Park Community Plan is a revision of the Park North-East Community Plan which was adopted by the City Council on October 22, 1970, by Resolution No. 201083 and the North Park Commercial Area Plan which was adopted by the City Council on August 14, 1969, by Resolution No. 197747.

While this plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Should this plan make land use recommendations which would necessitate rezoning, then concurrent and/or subsequent public actions, including public hearings would be undertaken as necessary to initiate and process rezonings in accordance with plan recommendations, so that future development is consistent with plan proposals.

This plan should not be considered as a static document. It is intended to provide guidance for the orderly growth of the Greater North Park community. In order to respond to unanticipated changes in environmental, social, or economic conditions, the plan must be continually monitored and amended when necessary to remain relevant to community and city needs. Once adopted, two additional steps will follow: implementation and review. Implementation is the process of putting plan policies and recommendations into effect. Review refers to the process of monitoring the community and recommending changes to the plan as conditions in the community change. Guidelines for implementation are provided in the plan, but the actual work must be based on a cooperative effort of private citizens, city officials and other agencies. It is contemplated that the Greater North Park Community Planning Committee and other private citizen organizations will provide the continuity needed for a sustained, effective implementation program.

Although this plan is intended to be a development guide for the next 15 to 20 years, circumstances may arise requiring a plan review or update. Community conditions and the legislative framework must be continually monitored to ensure that the plan remains timely. Considerable technical information was generated in the preparation of the plan. This material is contained in files at the Planning Department and in the environmental document prepared by the Environmental Quality Division of the Planning Department, which evaluates the environmental effects of each of the alternative plan concepts presented.

LEGISLATIVE FRAMEWORK

The Greater North Park Community Plan was developed within the context of a legislative framework. Some of the more significant legislation is discussed below.

- Section 65450 of the Governmental Code of the State of California (State Planning and Zoning Act) gives authority for the preparation of community plans and specifies the elements which must appear in each plan. It also provides means for adopting and administering these plans.

- Government Code chapter 4.3 requires that local governments and agencies provide incentives to developers to include affordable units in housing projects. The City has prepared an ordinance which would establish an Affordable Housing Density Bonus, which provides an increase in density in a given zone to be granted for projects in which a portion of the total housing units are for low- or moderate-income persons.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires that environmental documents be prepared for all community plans. Separate, detailed environmental impact reports are also required for all projects which may adversely affect the environment, including actions related to implementing this Plan.
- The Regional Air Quality Strategy (RAQS) was developed in 1977 to achieve a level of air quality in the San Diego Air Basin that would meet federal air quality standards set forth in the National Clean Air Act. A major recommendation pertinent to this planning effort is to include air quality considerations in all land use and transportation plans.
- The citywide Zoning and Subdivision Ordinances regulate the development of land and subdivision of land in preparation for development.
- In addition to legislation, the City Council has adopted a number of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and should be used in implementing plan recommendations.
- The Progress Guide and General Plan of the City of San Diego establishes goals, guidelines, standards and recommendations which serve as the basis for the goals, objectives and recommendations of the community plan.

PLAN FORMAT

The diversity of the Greater North Park community calls for a plan that will provide compatibility between the various portions of the overall plan area. Consequently, this community plan will emphasize the establishment of positive relationships between the various portions of the plan areas as well as between the various land uses and the transportation element and the importance of urban design.

The individual elements of the plan pertain to Greater North Park as a whole. The overall goals provide a basis for the objectives and recommendations found in the individual plan elements. Plan alternatives are then outlined to illustrate the range of choices which were considered in preparing this document. The plan elements follow, each of which includes the existing conditions, objectives and recommendations for the particular subject area. The final section of the plan lists actions recommended for its implementation.

The relationship of this plan with existing planning programs and development patterns was considered during its preparation. This process included consideration of the Mid-City Communities Plan, the Uptown Community Plan, the Greater Golden Hill Precise Plan and the Balboa Park Master Plan and their implementation programs.